

**ON-GOING CONDITIONS/GENERAL REQUIREMENTS**

PLANNING DIVISION (909) 387-4104

1. Project Description: These conditions of approval are for **Tentative Tract 16211** to create 41 single family residential lots and 1 lettered, common-area lot on 11.8 acres. The project site is generally located on the west side of Kuffel Canyon Road, approximately 30 ft. south of Shenandoah Drive, in the community of Lake Arrowhead. A 41 unit Planned Development has been filed concurrently with this application. This is not a phased project. Any alteration or expansion of these facilities or increase in the developed area of the site from that shown on the approved plan may require submission of an additional application for review and approval.
2. The applicants shall agree to defend at their sole expense any action brought against the County, its agents, officers, or employees, because of the issuance of such approval in compliance with San Bernardino County Ordinance #2684. The applicant shall reimburse the County, its agents, officers, or employees, for any court costs and attorney's fees which the County, its agents, officers, or employees may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligation under this condition.
3. All the conditions must be completed and the Final Map must be recorded within sixty (60) months of the date of approval; or this Tentative Tract Map 16211 shall become null and void. Where circumstances cause delays that do not permit compliance with the time limitation, an extension of time may be requested. Application for such extensions of time must set forth in writing the reasons for the extension and be submitted with the appropriate fee to the Land Use Services Department/Planning Division thirty (30) calendar days or more before the date of expiration. PLEASE NOTE: This will be the only notice given for the above specified expiration date. The applicant is responsible for initiating extension request.
4. The applicant shall ascertain and comply with requirements of all State, County and Local agencies as are applicable to the project areas. They include, but are not limited to: County Environmental Health Services Division, Transportation/Flood Control, Fire Department, the Building and Safety Division, the State Fire Marshall and the Santa Ana Regional Water Quality Control Board.
5. The applicant shall apply water to the disturbed portions of the project site at least two times per day, in the morning and the afternoon, or more often if fugitive dust is observed migrating from the site. On days where wind speeds are sufficient to transport fugitive dust beyond the working area boundary, the applicant will increase watering to the point that fugitive dust no longer leaves the property (typically a moisture content of 12%), and/or the applicant shall terminate grading and loading

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operations. The applicant shall ensure that watering activities do not conflict with required soil erosion control by monitoring water operations.

**(Mitigation Measure III-1)**

6. The applicant shall include mitigation implementation language within all construction contracts requiring compliance with the referenced mitigation measure. Construction Contracts shall be submitted to the County Land Use Services Department/Planning Division for review and approval.
7. The applicant shall ensure that the contractor provides verification that all construction equipment is in proper tune per the manufacturer's recommendation.  
**(Mitigation Measure III-2)**
8. Revisions to South Coast Air Quality Management District (SCAQMD) Rule 403 requires that tires of vehicles be washed before a vehicle leaves the project site and enters a paved road. These revisions also require that dirt on paved surfaces be removed daily to minimize generation of fugitive dust. The applicant shall implement both of these measures during onsite construction activities.  
**(Mitigation Measure III-3)**
9. All landscaping, fencing and structures shall be maintained regularly so that all facets of the development are kept in continual good repair, including but not limited to the continued provision of healthy, thriving landscaping and the removal of any graffiti that may occur. The property shall be maintained so that it is visually attractive and not hazardous to the health and welfare of the surrounding properties. Drought-resistant, fire retardant vegetation shall be used for any replacement landscaping to reduce water consumption and promote slope stability. All landscaped areas shall be irrigated in a manner designed to conserve water.
10. The maintenance of graded slopes and landscaped areas shall be the responsibility of the developer until the transfer to individual ownership, a homeowners association or until the maintenance is officially assumed by a County Service Area. All irrigation systems, where required on slopes, shall be designed on an individual lot basis except where it is proposed to be commonly maintained in an approved manner by a designated County Maintenance District or Homeowners Association.
11. Additional fees may be required prior to issuance of development permits and shall be paid as specified in adopted fee ordinances.
12. This project is a 41-lot, single family residential development on partially graded and ungraded pads upon which custom home foundations will be developed. Any grading not authorized by this approval requires review on a lot by lot basis. For any additional grading proposed at a future date resulting in slopes exceeding five (5) feet cut or three (3) feet of fill, the applicant shall submit a "Revision to Approved

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Action” application for re-evaluation of the conditions of approval and the environmental review.

13. The applicant shall pay a fee of \$1250 to the Department of Fish and Game pursuant to California State Assembly Bill 3158. The fee shall be submitted to the Clerk of the Board of Supervisors upon filing of the Notice of Determination along with any filing fee required by the Clerk [\$35]. The applicant should be aware that Section 21089(b) of the Public Resources Code provides that any project approved under CEQA is not operative, vested or final until the required fee is paid. Proof of fee payment may be required prior to recordation.
14. Utility lines shall be placed underground in accordance with the requirements of County Development Code Standards and the serving utility company.

LAND DEVELOPMENT ENGINEERING /ROADS SECTION (760) 243-8183

15. Existing County roads that will require reconstruction shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of any road encroachment permit. Upon completion of the road and drainage improvements to the satisfaction of the Department of Public Works, the cash deposit may be refunded.
16. Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench backfill, and all subgrades shall be performed at no cost to San Bernardino County and a written report shall be submitted to the Contracts Division of the Department of Public Works, prior to any placement of base materials and/or paving.
17. In addition to the drainage requirements stated herein, other “on-site” or “off-site” improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

DIVISION OF ENVIRONMENTAL HEALTH SERVICES (DEHS) (909)-387-4666

18. The water purveyor shall be the Lake Arrowhead Community Services District.
19. The method of sewage disposal shall be by connection to the Lake Arrowhead Community Services District.

**PRIOR TO THE ISSUANCE OF GRADING PERMITS OR ANY LAND DISTURBING ACTIVITY, THE FOLLOWING CONDITIONS SHALL BE COMPLETED:**

**BUILDING AND SAFETY DIVISION (909) 387-4246**

20. A preliminary soils report shall be filed with and approved by the Building Official. A fee to cover the costs of the review shall be submitted with the report.
21. Grading plans shall be submitted to Building and Safety for review and approval prior to grading/land disturbance.
22. Submit plans and obtain separate building permits for any required walls, retaining walls or trash enclosures.
23. A geology report, prepared by a licensed geologist, shall be filed with and approved by the Building Official. A deposit to cover the costs of the review shall be submitted with the report. An additional deposit may be required or a refund issued when the costs do not match the deposit. The review costs shall be paid in full prior to grading or recordation of the final map.
24. An erosion and sediment control plan and permit shall be submitted to and approved by the Building Official prior to any land disturbance. Grading to be conducted in "Stages" vs "Phasing".
25. A pre-construction inspection, tree removal plan and permit in compliance with the County's Plant Protection and Management Ordinance, shall be approved prior to any land disturbance and/or removal of any trees or plants.
26. A report by a Registered Professional Forester (RPF) and tree removal plan permit shall be required prior to initial land disturbance.
27. An NPDES Permit – Notice of Intent (NOI) – is required prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics.

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28. An encroachment permit, or authorized clearance, shall be obtained from the County Department of Public Works prior to issuance of a grading permit by the Land Use Services Department Building and Safety Division.

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29. All lots should drain to streets. If lots do not drain to streets, the cross lot drainage will be reviewed and approved by the Building and Safety Division under provisions of Uniform Building Code Chapter 70 and the County Development Code.
30. Best Management Practices shall be incorporated into the Storm Water Pollution Prevention Plan that must be prepared and implemented for the project under existing Clean Water Act regulations. Supplement A to the San Bernardino County Drainage Area Management Plans identifies specific measures that can be used to control water pollutants (see Attachment 1 of the Drainage Study). The developer shall select from this mix or identify alternatives for approval by the County that will achieve a 60 to 80 percent removal of sediment, total phosphorus and total Nitrogen.  
**(Mitigation Measure VIII-2)**

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31. The project site has a high probability of containing vectors. DEHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to DEHS/Land Use. For information, contact Vector Control at (909) 388-4600.

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32. A copy of the grading plan shall be submitted to the Planning Division for review of landscaping requirements when graded cut slopes exceed five (5) feet in height and fill slopes exceed three (3) feet in height.
33. Erosion control measures shall be installed on all slopes exceeding three (3) feet of fill and five (5) feet of cut upon completion of grading. Erosion and Sediment Controls shall be used and maintained during construction activities.
34. The applicant shall ensure that a Registered Professional Forester (RPF) inspects the site prior to the on-set of grading to monitor tree protection and a minimum of once per month during construction activities. The RPF shall identify on the Tree Removal Plan, trees that could potentially be impacted by grading and construction after the survey stakes are in place. All efforts shall be made to avoid removing or damaging trees with a dbh greater than six (6) inches during grading/construction.  
**(Mitigation Measure IV-4 & IV-5)**

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35. Landscape planting and irrigation shall be kept outside drip-lines of the remaining native trees to prevent interruption of the natural wet/dry cycle. **(Mitigation Measure IV-3)**
36. Prior to the issuance of any grading or construction permits for activities that will disturb or alter any riparian habitat or watercourse, the applicant shall obtain a U.S. Army Corps of Engineers 404 permit, a State Water Quality Control Board 401 Certification and a California Department of Fish and Game 1603 Agreement. **(Mitigation Measure IV-6)**
37. The applicant shall provide an archaeological and historical records test program prior to ground disturbance to locate and identify any archaeological or historical deposits that might be present. If archeological or historical resources are encountered, adequate funding shall be provided by the applicant to collect, curate and report on these resources. **(Mitigation Measure V-1)**
38. If human remains are encountered on the property during grading and construction activities, then the applicant shall contact the San Bernardino County Coroner's Office within 24 hours of the find, and all work shall be halted until a clearance is given by that office and any other involved agencies. Contact the County Coroner at 175 South Lena Road, San Bernardino, CA 92415-0037 or call (909) 387-2543. **(Mitigation Measure V-2)**
39. Water spraying or other methods shall be used during grading operations to control fugitive dust. Erosion preventive measures must be implemented for watering operations.
40. Design standards identified in the geotechnical Feasibility Investigation and Addendum Fault Investigation prepared by the LOR Geotechnical Group, Inc., dated December 8, 2000, and January 18, 2001, respectively, to protect against landslides shall be implemented to prevent significant future exposure to significant landslide hazards. **(Mitigation Measure VI-1)**
41. Erosion control standards identified in Exhibit G of the Drainage Study by W.J. McKeever, Inc. dated August 21, 2001, shall be implemented. Erosion and sediment control standards as identified in the Erosion and Sediment Control Plan prepared by W.J. McKeever Inc. dated February 5, 2002, shall also be implemented. **(Mitigation Measure VI-2)**
42. The applicant shall submit a re-vegetation plan to the County for approval prior to land disturbance to mitigate impacts caused by the road, drainage, and building foundation improvements. The plan shall include collecting seeds/cuttings of appropriate, nearby native riparian vegetation (willows, etc.) shall be used to re-vegetate the disturbed area. The re-vegetation plan shall achieve a comparable or

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better composition of riparian species and percent ground cover than currently exist. The applicant shall post a performance bond for the estimated cost of completing the Re-vegetation Plan. **(Mitigation Measure IV-1)**

43. The applicant shall provide an implementation plan that will ensure re-graded and fill slopes exceeding 10 feet in height are re-vegetated per a qualified Forester's recommendations with 15 gallon native trees and bw volume, fire resistant, native groundcovers and shrubs planted on roadside slopes upon completion of grading. **(Mitigation Measure IV-2)**
44. A re-evaluation of potentially impacted trees shall be made at the time surveyor stakes the road clearing limits. **(Mitigation Measure I-7)**

**PRIOR TO RECORDATION OF THE FINAL MAP, THE FOLLOWING CONDITIONS SHALL BE COMPLETED:****COUNTY SURVEYOR/FINAL MAP REVIEW SECTION (909) 387-8148**

45. The Subdivider shall present evidence to the County Surveyor's Office that he has tried to obtain a non-interference letter from any utility company that may have rights of easement within the property boundaries.
46. Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easements of record that cannot be relinquished or relocated, shall be redesigned.
47. Per the provided Preliminary Title Report, "Declaration of Restrictions" recorded in Book 8115, Page 802 affect this project. Subdivider shall present evidence to the County Surveyor's Office that he has complied with, or is not required to comply with, said restrictions. Other restrictions may apply based on a comprehensive title report, and will carry the same requirement.
48. Road rights-of-way shall be delineated on the map. Easements (#7-20) identified on the Title Report shall be on the Final Map. Reciprocal access rights shall be shown on the map. The Title Report must be cleaned up.
49. The Applicant/Developer shall amend the recorded condominium plan and CC&R's on file with the Department of Real Estate (DRE) by relinquishing the condominium development rights with regard to access, common open space areas and recreational amenities.

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50. A preliminary soils report (including additional soils information) shall be filed with and approved by the Building Official prior to recordation of the final map. A fee to cover the costs of the review shall be submitted with the report.
51. A geology report, prepared by a licensed geologist, shall be filed with and approved by the Building Official prior to recordation. A deposit to cover the costs of the review shall be submitted with the report. An additional deposit may be required or a refund issued when the costs do not match the deposit. The review costs shall be paid in full prior to grading or recordation of the final map.

LAND DEVELOPMENT ENGINEERING /ROADS SECTION (760) 243-8183

52. Road sections within/or bordering the tract shall be designed and constructed to Mountain Private Road Standards of San Bernardino County, and to policies and requirements of the County Department of Public Works and in accordance with the Master Plan of Highways.
53. Final plans and profiles shall indicate the location of any existing utility facility which would affect construction.
54. Slope rights shall be dedicated on the final tract map where necessary.
55. Vehicular access rights shall be dedicated on Kuffel Canyon Road.
56. All road names shall be coordinated with the County Department of Public Works-Traffic Division.
57. Turn arounds at dead-end streets shall be constructed in accordance with the requirements of the County Department of Public Works, and the County Fire Department.
58. Existing utility poles shall be shown on the improvement plans and relocated as necessary without cost to the County.
59. Right-of-way and improvements, (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
60. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of the Department of Public Works confirming the adequacy of the grade.



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61. Dedication/right-of-way reservation shall be granted on Kuffel Canyon road as necessary to concur with the Master Plan of Highways. This dedication/right-of-way reservation is to be coordinated with the State Department of Transportation.
62. All required road and drainage improvements shall be bonded in accordance with the County Development Code unless constructed and approved prior to recordation.
63. For projects requiring a Final Map, the developer shall make a good faith effort to acquire any required off-site property interests, and if he or she should fail to do so, the developer shall, at least 120 days prior to submittal of the final map for approval, enter into an agreement to complete the improvements pursuant to Government Code Section 66462 at such time as County acquires the property interests required for the improvements. Such agreement shall provide for payment by developer of all costs incurred by County to acquire the off-site property interests required in connection with the subdivision. Security for a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by developer, at developer's costs. The appraiser shall have been approved by the County prior to commencement of the appraisal.
64. Improvement plans shall be submitted by the applicant to the Land Development Section for review and approval prior to installation of road and drainage improvements.
65. The geometric design of the roads shall conform to the guidelines of the "San Bernardino County Transportation Road Planning and Design Standards Manual."
66. Prior to recordation, all signing and striping shall be shown on the improvement plans as determined necessary by the County Department of Public Works.
67. Any proposed walls, cut and fill slopes shall be designed and constructed in such a manner so as to ensure that the intersections, curves, and driveways' sight distance is adequate for the minimum design speeds.

**LAND DEVELOPMENT ENGINEERING/DRAINAGE SECTION (760) 243-8183**

68. The natural drainage courses shall not be occupied or obstructed and should be left in their natural state as much as possible.
69. Due to the steep terrain and erosion potential, maximum utilization of the existing contours shall be considered in the design. Roadways and grading, in general, shall be designed to minimize cut and fill slope heights as approved by the drainage section. A stringent program of slope and erosion control shall be undertaken by the

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developer to preclude damage to the site and downstream property during heavy storm runoff, especially during the construction stage. Remediation of any such damage encountered will be the responsibility of the applicant.

70. The overflow area shown on the original tentative map shall be revised to be included in a San Bernardino County Drainage Easement.
71. A San Bernardino County Drainage Easement (15' minimum) shall be shown on the final map to convey flows from the existing pipe under Kuffel Canyon Road to the proposed San Bernardino County Drainage Easement currently shown on the map.
72. A registered civil engineer shall investigate and design adequate flows around or through the site in a manner that will not adversely affect adjacent or downstream properties.
73. Adequate provisions shall be made to intercept and conduct the off-site tributary drainage flow around or through the site in a manner which will not adversely affect adjacent or downstream properties.
74. Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses and/or drainage facilities. The easements shall be designed to contain 100-year frequency storm flow plus bulking and freeboard per County standard criteria.
75. Drainage improvements required by the conditions of project approval shall be delineated on the Composite Development Plan.
76. The applicant/developer shall provide adequate drainage facilities that will ensure the stormwater runoff from the development does not cause an increase in downstream erosion, sedimentation, or flood hazards that exceed that from existing surface flows off the property. This may be accomplished by installing detention facilities, channel erosion control measures (Bank protection or energy dissipation facilities), or other modifications to the road drainage system that will ensure no adverse impacts to the channel or the land uses downstream from proposed development. **(Mitigation Measure VIII-1)**
77. A Storm Water Pollution Prevention Plan must be prepared and implemented for the project under existing Clean Water Act regulations. Supplement A to the San Bernardino County Drainage Area Management Plan identifies specific measures that can be used to control water pollutants (see Attachment 1 of the Drainage Study). The developer shall select from this mix provided in the study or identify alternatives for approval by the County that will achieve a 60 to 80 percent removal of sediment, total phosphorus and total Nitrogen. **(Mitigation Measure VIII-2)**

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78. The applicant shall construct/implement the on-site drainage system improvements summarized in the August 21, 2001 Drainage Study prepared by W.J. McKeever Inc. as follows and as shown on the Composite Development Plan: **(Mitigation Measure VIII-3)**
- a. Install a concrete transition inlet structure at the entrance to the 60" corrugated metal pipe (CMP).
  - b. Construct a manhole at the angle point in the existing 60" CMP approximately 60 ft. downstream of the south end of the pipe.
  - c. At the inlet to the 60" CMP remove approximately 10 ft. of the 6 ft. x 6 ft. rectangular channel and construct a warped transition from the rectangular section to the pipe.
  - d. Erosion control measures shall consist of but not be limited to:
    - 1) Restricting grading operations to the absolute minimum area on the site.
    - 2) Provide surface protection of newly graded slope areas.
    - 3) Provide silt barriers along toes of newly graded slope areas.
    - 4) Provide filter berms at intervals within graded roadway sections.
    - 5) Provide siltation basins at all points where storm flows into storm drains or where storm flows may exit the site.
    - 6) Provide mud racks during construction phase at all points where vehicles can exit the site.
  - e. The applicant/developer shall ensure that the contractor cleans up any silt leaving the site and entering an existing street, driveway, parking lot or storm drain immediately.
  - f. Management and monitoring of the temporary erosion control shall be done in accordance with the Storm Water Pollution Prevention Plan and the State Water Resources Control Board, Order No. 99-08-DWQ, National Pollutant Discharge Elimination System (NPDES), General Permit No. CAS 00002, "Waste Discharge Requirements (WDRS) for discharges of storm water runoff associated with construction activity."
  - g. The applicant/developer shall ensure that the engineer prepares and submits an Erosion Control Plan to the Land Use Services Department/Building and Safety Division for review and approval.
  - h. The applicant/developer shall ensure that the engineer prepares and submits a Storm Water Pollution Prevention Plan that will be kept on the job site at all times by the contractor.
  - i. The applicant/developer shall ensure that the engineer reviews all erosion control measures provided onsite for compliance with the approved Erosion Control Plan.

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79. Applicant shall procure a verification letter from the water agency with jurisdiction. This letter shall state whether or not water connection and service can be made available to the project by the water agency. This letter shall reference the File/Index Number and Assessor's Parcel Number. File/Index #: **FDP/TT16211/M238-4/01/ APN: 0331-323-01, 04 & 05**
80. The applicant shall procure a verification letter from the sewerage agency with jurisdiction. This letter shall state whether or not sewer connection and service can be made available to the project by the sewerage agency. The letter shall reference the File Index Number and Assessor's Parcel Number. File/Index #: **FDP/TT16211/M238-4/01/ APN: 0331-323-01, 04 & 05**
81. The following are the steps that must be completed to meet the requirements for installation and/or finance of the off-site water system and sewer system:
- Where the water and sewer system are to be installed prior to recordation, submit a signed statement to DEHS from the approved utility of jurisdiction confirming the improvement has been installed and accepted.
  - Where a bond is to be posted in lieu of installation of the improvement, the developer shall submit evidence of financial arrangements agreeable to the water purveyor and sewerage entity to DEHS for review and approval.
82. Submit preliminary acoustical information, demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standards, San Bernardino Development Code Section 87.0905(b). The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit/information/analysis to the DEHS for review and approval. For information and acoustical checklist, contact DEHS at (909) 387-4655.
83. The applicant/developer shall contribute a fair share portion in the amount of \$90,125 for the cost of constructing additional water storage facilities. The fair share portion shall be paid to the Lake Arrowhead Community Services District prior to recordation. **(Mitigation Measure XVI-1)**

COUNTY FIRE DEPARTMENT (909) 386-8465

84. A water system designed to meet the required fire flow shall be approved by Fire Department having jurisdiction. The developer shall furnish the Fire Department

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with two (2) copies of the water system improvement plan(s) for approval. The water systems shall be operational and approved by the Fire Department prior to recordation or any above grade construction occurring. The required fire flow shall be determined by appropriate calculations, using the "Guide for the Determination of Required Fire Flow". New water systems shall have a minimum eight (8) inch mains, six (6) inch laterals, and six (6) inch risers.

85. Determined Fire flow: 1250 GPM for 2 Hours at 20 PSI.
86. Existing fire flow is sufficient for the development proposed. However, improvement to the public water system is required. Fire Staff may accept a fire protection sprinkler system in lieu of improvements to the public water system. A one-inch water meter is required if sprinkler system is installed.
87. This development shall comply with the Fire Safety Overlay conditions as adopted in County Ordinance No. 3341. This development is located in a Fire Safety Review Area 2.
88. The development and each phase thereof shall have a minimum of two (2) points of vehicular access for fire and other emergency equipment, and for routes of escape which will safely handle evacuations as required by the Development Code.
89. All required County Fire Department fees shall be paid.

**SPECIAL DISTRICTS DEPARTMENT (909) 387-9612**

90. Street Lighting Plans and plan check fees must be submitted to the Special Districts Department for review and approval. Please submit plans to Gale Glenn, Special Districts Department, 157 W. 5<sup>th</sup> Street, 2<sup>nd</sup> Floor, San Bernardino, CA 92415-0450. (909) 387-9612.

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91. The Applicant/Developer shall provide a recorded copy of the written agreement with the Lake Arrowhead Chalet Association that provides for pedestrian access through the project site to the association's clubhouse and provides for mutual secondary access for emergency purposes.
92. The applicant shall submit the final architectural plans of the homes to the San Bernardino County Planning division for review in order to guarantee consistency of architectural design and building materials. **(Mitigation Measure IX-1)**

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93. Implementation of the mitigation measures required for this project shall be verified according to the methods identified in the Mitigation Monitoring and Reporting Program (MMRP). Planning Division verification of compliance shall be requested by the applicant through submittal of a Mitigation Monitoring and Compliance Application along with the required fee deposit.
94. A Registered Professional Forester or ISA Certified Arborist, familiar with the San Bernardino Mountains environment conditions shall review and approve the Landscape Plans prior to submittal to the Planning Division. **(Mitigation Measure I-6)**
95. The project shall landscape and maintain the roadside, fill and regrade slopes with fire-resistant, drought-tolerant native trees and shrubs. **(Mitigation Measure I-2)**
96. The developer shall prepare a detailed landscape and wall treatment plan for the area along Kuffel Canyon Road. The Land Use Services Department shall review and approve the landscape and wall plan. **(Mitigation Measure I-4)**
97. The developer shall remediate and replant the open area between proposed lots 29, 30, 38 and 39 where the existing pavement will be removed.
98. Four (4) copies of a Landscaping Plan shall be submitted to the Planning Division for review and approval. Said Landscape Plan shall include the following:
- a. Required Slope Planting: Slope planting shall be required for the surface of all cut slopes more than five (5) feet in height and fill slopes more than (3) feet in height. Said slopes shall be protected against damage from erosion by planting with grass or ground cover plants. Slopes exceeding ten (10) feet in vertical height shall also be planted with shrubs, spaced not to exceed ten (10) feet on centers; and trees, spaced not to exceed thirty (30) feet on centers. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the site. Drought tolerant and fire resistive plantings shall be used to the maximum extent possible. The following plant material ratios shall be utilized for all required plantings:  
  
Trees 50% 15 gal.; 50% 5 gal.;  
Shrubs 50% 5 gal.; 50% 1 gal.;  
Groundcover 100% coverage.
  - b. Required Fencing or Proposed Retaining Wall(s) - The location and design of any perimeter fencing or retaining wall shall be shown and be subject to approval on the required landscape plan.
  - c. Tree replacement at a 2:1 ratio of the same species.

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- d. Landscape planting and irrigation shall be kept outside drip-lines of the existing native trees to prevent interruption of the natural wet/dry cycle.
99. Four (4) copies of an Irrigation Plan shall be submitted to the Planning Division for review and approval when slope planting and/or any other area planting is required. Areas required to be planted shall be provided with an approved system of irrigation designed to cover all portions of the landscaped areas. A functional test of the systems may be required. The maintenance of landscaped areas shall be the responsibility of the developer until the transfer to individual ownership or until the maintenance is officially assumed by a homeowners association or other appropriate entity.
100. Irrigation shall be primarily provided by drip, bubbler or other non-aerial water serving method or system. The system shall include timers for controlled application. Suitable temporary irrigation methods may be substituted upon written approval by the Planning Division where used to establish native or drought/fire resistant plantings. All irrigation systems, where required, shall be designed on an individual lot basis.
101. All landscaping, irrigation, and other improvements shown on the approved landscaping and irrigation plans and all required walls shall be completed or suitable bonds posted for their completion. The developer shall be responsible for maintenance of landscaping and irrigation until such time as another maintenance authority is in place.
102. A Composite Development Plan (CDP), complying with Sections 83.040501 and 83.040515 of the County Development Code, shall be filed with and approved by the Transportation/Flood Control Department – Surveyor Division. The following items shall be delineated/noted on the Composite Development Plan:
- a. All common open space areas shall be identified and noted as a “Lettered Lot”. The “lettered lot” shall be identified as permanent natural open space thereby precluding any future attempts to build on it later for clubhouse, pool or other amenities.
  - b. Building envelopes as shown on the Final Development Plan.
  - c. There shall be no grading or land disturbing construction activity between October 15 and April 15, or subject to Development Code provisions.
  - d. Delineate fuel modification area as specified and approved.
  - e. Fire protection underbrush treatment of the heavily forested 4.6 acre southerly open space portion of the project site shall be completed in conformance with the

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California Department of Forestry and the U.S. Fish and Wildlife Department requirements. **(Mitigation Measure VII-2)**

- f. An additional Southern Rubber Boa and a Flora Survey shall be conducted on the southerly 4.6 acre portion of the project site prior to conducting the required fire protection underbrush treatment, only if mechanized equipment such as bulldozers tractors or log skidders are to be used. **(Mitigation Measure IV-7)**
- g. The referenced project is protected by the San Bernardino County Fire Department. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection development requirements. All new construction shall comply with the existing Uniform Fire Code requirements and all applicable statutes, codes, ordinances or standards of the Fire Department.
- h. Required Fire Department fire hydrants shall be installed prior to issuance of building permits. **(Mitigation Measure XVI-3)**
- i. Prior to Fire Department clearance for occupancy, an automatic life safety fire sprinkler system is required. If the is less than 5000 square feet this system shall comply with NFPA Pamphlet #13D and Fire Department Guidelines #10.507D. If the home is 5000 square feet or greater this system shall comply with NFPA Pamphlet #13R and Fire Department Guidelines #10.507R. The developer shall submit detailed plans and hydraulic calculations to the San Bernardino County Fire Department. Fees are required at the time of plan submittal. Minimum water supply shall be a one-inch meter. **(Mitigation Measure XVI-4 & XVI-5)**
- j. The applicant shall ensure that the Registered Professional Forester (RPF) provides certification to the County that the project is in compliance with tree protection measures identified in the Forester's Report, dated June 2001 prior to the first residential building permit and again prior to final occupancy of the last residence. **(Mitigation Measure IV-4).**
- k. The applicant shall implement protective measures to minimize potential damage to trees by construction activities. Tree removal shall be replaced at a 2:1 ratio of the same species. Protective measures shall include the guidelines listed on page 6, 7 and 8 of the Forester's Report, dated June 2001, prepared for the project by James Bridges and John Hatcher, dated June 2001. **(Mitigation Measure I-1)**
- l. The applicant shall insure that all spills or leakage of petroleum products during construction activities shall be remediated in compliance with applicable state and local regulations regarding cleanup and disposal of the contaminant released. The contaminated waste shall be collected and disposed of at an appropriately licensed disposal or treatment facility. **(Mitigation Measure VII-1)**



**CONDITIONS OF APPROVAL**

- m. Except during emergency conditions, outside construction activities that exceed 55 dBA,  $L_{eq}$  shall be restricted to 7 a.m. to 7 p.m., or daylight hours, whichever is the lesser period. **(Mitigation Measure XI-2)**
- n. All construction equipment shall be equipped with appropriate noise attenuation devices, such as mufflers. **(Mitigation Measure XI-1)**
- o. The developer and subsequent homebuilders shall adhere to the following guidelines, to the satisfaction of the County: 1) cuts and fills shall be kept to a minimum; 2) grading contours shall be blended with natural contours; 3) custom foundations shall be used to meet the conditions and limitations of each lot; 4) units shall be located so roof lines will not detract from any natural ridge line outline.
- p. All homes constructed within the project shall use natural materials to the extent feasible and shall use colors that blend with the forest cover. No support structures (i.e. light poles, storage sheds, gazebos, etc.) shall be constructed between Kuffel Canyon Road and the adjacent proposed homes except as approved with the landscape, lighting and signage plans. **(Mitigation Measure I-5)**
- q. Rollup garage doors with automatic garage door openers are required for every unit.
- r. Outdoor lighting on or near Units 1-12 is not allowed to be directed toward Kuffel Canyon Road. **(Mitigation Measure I-8)**
- s. The developer shall construct any on-site signage associated with the project of natural materials (i.e. wood and rock) to the greatest extent feasible. The Land Use Services Department shall review and approve all proposed signage. **(Mitigation Measure I-3)**
- t. Sign lighting shall be directed toward the sign rather than backlighting. Lighting shall be adequately shielded or directed to minimize off-site impacts. The Land Use Services Department shall review and approve all proposed signage. **(Mitigation Measure I-9)**
- u. Include specific numbers for all required notes/inclusions on the CDP.
- v. A Final Development Plan has been prepared & approved for this tract. Refer to FDP (M238-4) for construction standards.

**CONDITIONS OF APPROVAL**

103. The developer shall establish a Homeowners' Association that shall be responsible for maintenance of common open space areas, private roads, fire lane enforcement and snow removal.
104. The developer shall submit to the Land Use Services Department-Planning Division for review and approval, a copy of the Conditions, Covenants and Restrictions (including the by-laws and articles of incorporation) for the tract and it shall include requirements for:  
1) no vehicular parking or overhang on the private road, 2) no visible roof mounted equipment, 3) fire lane enforcement and snow removal, 4) maintenance of common areas, private roads, retaining walls, and landscaping, 5) All garages shall have rollup doors with an automatic door opener, 6) outdoor lighting on or near Units 1-12 shall not be directed toward Kuffel Canyon Road, and 7) County Planning review and approval is required before any changes can be made to the CC&R's.
105. Prior to recordation all fees required under GPA/FDP/Tract 16211 actual cost job number 11138CF1 shall be paid in full.